
1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, May 26, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioner Sianis was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA

Ms. Jones noted the petitioner from Blooming Minds Academy was not yet present so she suggested moving it back until the petitioner arrived.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 16-11**
Go Grooming
501 N. Wolf Road
Appearance Approval of a Wall Sign

Commissioner Dorband moved, seconded by Commissioner Johnson to approve the following consent item.

Approve Docket No. SCBA 06-11 to permit installation of the wall sign in accordance with the sign drawing submitted May 16, 2016 by Go Grooming, located at 501 N. Wolf Road, Wheeling, Illinois;

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Sianis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. PC 16-7**
Richelieu Foods
120 W. Dundee Road
Minor Site Plan & Appearance Approval of Outdoor Nitrogen Tanks

Mr. Joe Blanchard, Meridian Design Build LLC, 790 Estate Drive, Deerfield, Mr. Tom Lipon, Richelieu Foods, Plant Manager, 120 Palatine Road, Wheeling and Mr. Ed Schmitt, Richelieu Foods, Engineering Manager, 120 West Palatine Road, Wheeling were present.

Mr. Blanchard explained two nitrogen tanks were required for the renovation project. The nitrogen tanks are being proposed on the west elevation of the building. They are both the same size and roughly 42' 2" tall and 10' in diameter. They will also install a 6' tall perimeter security fence which also includes vinyl privacy slats. The fence will be lockable.

Mr. Lipon reported their plant in Wheeling will make frozen pizza. One line is being installed this year with plans for additional lines in the near future. They are expecting to have 150 employees by the end of the year growing to about 500 employees. He explained the nitrogen was needed to freeze the pizza. The pizza is made in an assembly line. Their business model is private label.

Commissioner Zangara thought there were tanks at the building in the past but Ms. Jones was not certain.

Commissioner Zangara had no issues with the proposal. He was glad they were using the building and bringing employment into Wheeling.

Commissioner Johnson had no questions.

Commissioner Dorband was thrilled they were bringing employees into the Village.

Commissioner Issakoo echoed the same sentiments. He questioned if barbed wire was also needed on top of the proposed fence. Mr. Blanchard explained they typically did not install barbed wire. He explained it was to keep the tanks hidden from public view.

In reply to Commissioner Powers' question, Mr. Blanchard confirmed the tanks would be elevated 6'. He questioned if they were adding bollards in front of the fencing. Mr. Blanchard confirmed they were adding bollards on all sides and was shown on the site plan.

Chairman Ruffatto questioned if they were removing a door. Mr. Blanchard confirmed they were removing the white back door. Chairman Ruffatto questioned if they were removing the existing

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fence. Mr. Blanchard confirmed the fence would remain. The fenced area would remain vacant space.

Chairman Ruffatto questioned the reason the proposed location was chosen for the tanks. He questioned why they didn't put them in the back to the north. Mr. Blanchard explained the back was considered but the reason it wasn't being used was because it was the location of the current ammonia system, ComEd transformer and the fire pump room. They want to maintain the open clearance and space requirement for the Fire Department.

In reply to Chairman Ruffatto's question, Mr. Blanchard confirmed the tanks would be above the building and would be about the same height as the air handler units on the roof.

Chairman Ruffatto referred to the two train cars on the roof. Mr. Blanchard confirmed they were the air handlers and still would be in use. Mr. Lipon confirmed they were in the process of being stripped and painted. Chairman Ruffatto asked that it be added as a condition to make sure it was completed. Village Attorney Milluzzi explained it was beyond the scope of the plan regarding the tanks. Chairman Ruffatto was uncertain on the reason it couldn't be added. Ms. Jones questioned the color of the paint. Mr. Lipon confirmed the current color brown was being painted silver. Ms. Jones was uncomfortable since she was not familiar with the cars being painted and was uncertain silver was the correct color. She explained it needed to come back as a minor site plan change. Mr. Lipon explained they were stripping it down to the original color. Chairman Ruffatto explained the petitioner needed to discuss with Staff during regular business hours.

Commissioner Powers moved, seconded by Commissioner Johnson to approve Docket No. PC 16-7 granting Minor Site Plan and Appearance Approval to construct two nitrogen tanks at the subject property in accordance with the following exhibits submitted May 18, 2016 (except as noted), on behalf of Richelieu Foods, located at 120 W. Palatine Road, Wheeling, Illinois:

- Overall site plan, dated 5.19.2016,
- Partial site plan and details (3 sheets),
- Elevation plan, dated 5.19.2016,
- Fencing details (4 sheets),
- Privacy slat details, and
- Photograph of similar project.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Sianis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

B) Docket No. 2016-9 (Continued from April 28, 2016; To be continued without discussion to a future date)

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Medtec Healthcare
43 W. Dundee Road
Special Use-Site Plan Approval for Adult Day Service

See Findings of Fact and Recommendation for Docket No. 2016-9.

Commissioner Dorband moved, seconded by Commissioner Johnson to continue Docket No. 2016-9 to June 9, 2016. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Sianis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- C) Docket Nos. 2016-11 and PC 16-6
Northgate Crossing
100-600 Burlington Circle, 100-300 Hudson Court, 100 Wabash Way, and 267
Northgate Parkway
(2016-11) Approval of an Amendment to a Planned Unit Development for a
Multi-Family Residential Development
(PC 16-6) Approval of Final Plat of Subdivision

See Findings of Fact and Recommendation for Docket No. 2016-11 and PC 16-6.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-11 to grant an amendment to Planned Unit Development Ordinance No. 4876 in accordance with the following exhibits submitted April 14, 2016 (except as noted) by Reva Development Partners for Northgate Crossing, located at 100-600 Burlington Circle, 100-300 Hudson Court, 100 Wabash Way, and 267 Northgate Parkway, Wheeling, Illinois:

- Cover letter, 4.14.2016
- Cover letter, 5.17.2016
- Unit mix exhibit
- Engineering plans (13 sheets), 5.17.2016
- Townhome elevations (4 sheets)
- Townhome floor plans (5 sheets)
- Townhome landscape plan (7 sheets), 5.17.2016
- Photometric plan
- Lighting cut sheets (10 sheets)

- Dog park partial site plan
- Crushed granite island photograph, 5.17.2016
- Plats of survey (2 sheets)

Including the following relief from the Wheeling Municipal Code:

1. Reduce total parking for the entire development from 601 stalls to 595 stalls (Section 19.11.010 E1C);
2. Allow 12 principal buildings on a single lot while the zoning code states that no more than one principal building may be constructed on a given lot (Section 19.13.070);
3. Reduce the minimum required building setback (interior side) for the townhomes from 30 feet to 15 feet (Section 19.04.060 F);
4. Reduce the minimum required building setback (front) for the townhomes from 30 feet to 7.76 feet (Section 19.04.060 F);
5. Reduce the minimum required distance between two 2-story buildings from 30 feet to 24.75 feet (Section 19.04.060 F);
6. Increase the maximum number of units per townhome building from six to seven (Section 19.04.060 H); and
7. Permit the rear facades of the townhomes to have garage doors without adjacent exit doors.

And with the following conditions:

1. Provided that the design and plant pallet is maintained in substantial compliance with the landscape plans submitted May 17, 2016, the landscape plan may be adjusted as needed for final storm water system approval which is granted by MWRD;
2. That the proposed crosswalk shall be located on the north side of Burlington Circle and shall be installed with proper advance warning signage;
3. To address the location of the public walk on private property, the following conditions shall be shown on a revised site plan prior to Board review.
 - a) The front property line shall be revised to depict a uniform 80' width right-of-way for Northgate Parkway;
 - b) The new front building setback for building 1 shall be dimensioned;
 - c) All steps shall be removed from the right-of-way;
 - d) The proposed sidewalk easement that is currently being depicted shall be removed.
4. If possible, a stroller parking pad near the dog park may be installed.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Sianis

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PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. PC 16-6 waiving the preliminary plat requirement and approving the Final Plat Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat prepared by Manhard Consulting LTD, dated May 17, 2016, prepared by Eric R. Vesley, Illinois Professional Land Surveyor No. 3855, on behalf of Reva Development Partners, for Northgate Crossing Phase 3, located at 267 Northgate Parkway, Wheeling, Illinois,

With the following conditions:

1. Prior to Board approval, the plan shall be revised so that the front property line depicts a uniform 80' width right-of-way for Northgate Parkway;
2. Prior to Board approval, the plan shall be revised to remove the sidewalk easement.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Sianis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2016-11. The motion was approved by a voice vote.

- D)** Blooming Minds Academy
581 N. Wolf Road
Minor Site Plan & Appearance Approval of an Outdoor Play Space

Ms. Olga Khamichonak, Program Director, Russian Enrichment Center, 581 N. Wolf Road, Wheeling was present.

Ms. Khamichonak referred to the previous concern using a see-thru gate. She changed the material to PVC which will look nice, require less maintenance and be more private. They will use a latch (similar to the ones used by a pool) for all of the gates.

Ms. Khamichonak mentioned they separated the infant/toddler playground from the pre-school playground with a fence. There will be a fence within a fence.

Commissioner Dorband was in favor of the PVC fence and the proposed lock.

Commissioner Issakoo was in favor of the new material. He questioned the color of the fence. Ms. Khamichonak confirmed the color as white.

Commissioner Powers questioned if the interior fence would be the same height as the outer fence. Ms. Khamichonak confirmed the height would be the same.

Commissioner Johnson referred to the Fire Department's comment about bollards on the west side. Ms. Jones confirmed the petitioner would need to meet the conditions at building permit.

In reply to Commissioner Zangara's question, Ms. Khamichonak confirmed they moved into the new space.

Commissioner Zangara moved, seconded by Commissioner Issakoo to approve Docket No. PC 16-02 granting minor site plan and appearance approval for an outdoor play space in accordance with the following exhibits submitted May 16, 2016 (except as noted) by Blooming Minds Academy, located at 581 N. Wolf Road, Wheeling, Illinois:

- Cover letter
- Site plan, dated, 5.11.2016; and
- Fencing details (6 sheets).

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Sianis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

D) Docket Nos. 2016-12AB&C

The Vape Room

516 N. Milwaukee Avenue

(2016-12A) Title 19, Zoning, Variation to Allow Two Principal Buildings on a Single Zoning Lot

(2016-12B) Special Use-Site Plan Approval to Establish a Tavern

(2016-12C) Special Use-Site Plan Approval to Establish a Medical Research Laboratory

See Findings of Fact and Recommendation for Docket No. 2016-12AB&C.

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Commissioner Johnson moved, seconded by Commissioner Issakoo to continue Docket No. 2016-12C to July 14th.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Sianis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Zangara to continue Docket No. 2016-12B to July 14th.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Sianis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Zangara to continue Docket No. 2016-12A to July 14th.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Sianis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – May 12, 2016 (includes Findings of Fact for Docket No. 2016-11 and findings for Docket No. 2016-10)

Commissioner Johnson moved, seconded by Commissioner Powers to approve the minutes dated

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May 12, 2016 as proposed. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Issakoo referred to President Argiris' comment at the Board Meeting about potentially looking at the Comp Plan. He questioned the process. Ms. Jones explained Staff's done ongoing Comprehensive Plan updates through the years. They are considering a deep look at the entire document. She believes it was suggested that they may need some outside consultant help. Chairman Ruffatto thought a consultant last reviewed it in 2003 or 2004. He remembered the process taking many, many months.

Commissioner Powers announced he would not be present at the June 9th meeting.

Commissioner Zangara questioned if there could be another planned field trip to benefit the new Commissioners. Commissioner Issakoo stated he would appreciate and enjoy a tour. Ms. Jones will discuss scheduling with Mr. Jennings.

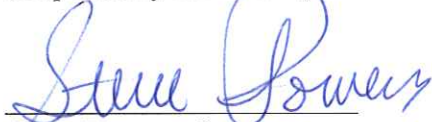
Chairman Ruffatto felt the meeting with the Village Board went very well. He thinks those types of meetings were helpful to ensure the Plan Commission was in sync with the Village Board's plans and goals.

Chairman Ruffatto felt a more solid snow plan should be a requirement for future development submittals. He asked Staff to explore the idea.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Issakoo to adjourn the meeting at 8:34 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 6.03.2016
FOR APPROVAL ON 6.09.2016**